

**TOWN OF SWEDEN
Planning Board Minutes
May 22, 2017**

A regular meeting of the Town of Sweden Planning Board was held on Monday, May 22, 2017, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

Members present: Richard Dollard, David Hale, Craig McAllister, Matthew Minor, Arnie Monno, Wayne Rickman, David Strabel.

Also present: Nat O. Lester III, Planning Board Counsel; Kris Schultz, Schultz Associates; Daniel Backstrom, SGA Architecture; David LaRue and Jon Daniels, APD Engineering; John Schenne; Ruth and Jim Moore; Mercedes Skidmore; Lori Seely.

Chairman McAllister called the meeting to order at 7 p.m., and asked everyone present to say the Pledge of Allegiance.

Correspondence was passed to members for review.

Moved by Mr. Dollard, seconded by Mr. Monno, that the minutes of May 8, 2017, be approved.

Ayes – 6
Abstain – Mr. Strabel

Moved by Mr. Minor, seconded by Mr. Hale, that the regular meeting be adjourned to the public hearing.

Ayes – 7

Chairman McAllister read the notice of public hearing and affidavit of publication.

Wal-Mart SC#1993 Amended Site Plan. 6265 Brockport Spencerport Road. 084.01-1-14.112.

Mr. Daniel Backstrom addressed the Board. He explained the project involves a new canopy on the south side of the building. The plan is to flip flop the existing parking along the edge of the property to the side of the building. As a result, the existing parking spaces will be changed from 27 parking spaces to 14 parking spaces along the building and 6 designated spaces under the canopy. Parking requirements will still be met. The canopy will be next to the building adjacent to the door, which will be used for the employee to deliver the items purchased online.

There will be three LED lights under the canopy, which will shine down during the evening hours. There are existing light poles along the edge of the property that will light the drive aisle. The whole area is already impervious, which will not change with the addition of a canopy. The canopy has gutters and downspouts which will handle the drainage off the canopy.

Ruth Moore, 4 Talamora Trail – Mrs. Moore wanted to know if by moving the existing parking closer to the building and the drive aisle along the property would push traffic, especially trucks, toward the existing houses. Mr. Backstrom indicated the twenty feet shouldn't make a difference. What about the noise? The noise shouldn't be any different than it is now. There is an existing row of evergreens that provide a buffer for the noise. Mrs. Moore is concerned about the possible increase in noise since there is already an issue with deliveries early in the morning, which shouldn't be happening.

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Lori Seely, 1634 Nathaniel Poole Trail – Mrs. Seely stated she has heard trucks at 1 a.m. and 5:30 a.m., which shouldn't happen. The trucks idle constantly or turn on and off.

Mercedes Skidmore, 17 Wood Trace - Ms. Skidmore lives on the other side of the street. The noises wake her up at night or early in the morning. What is the traffic flow for the vehicles picking up orders? Mr. Backstrom stated customers will drive to the south side of the building, turn into the canopy stalls, pick up order, backup, and leave the way they entered. The online pickup service does not utilize a delivery truck so there is no impact as far as more deliveries. The operation is from 8 a.m. to 8 p.m. If there are noise issues, it should be brought up with the Code Enforcement Officer so that corrective action can be taken. This service is especially convenient for families with young children and elderly customers. Mrs. Mercedes asked what the anticipated amount of business per day would be. Mr. Backstrom indicated to start about 10 pickups per day with a busy store doing 50 pickups per day.

Ms. Seely asked what the impact of additional lighting would be. Mr. Backstrom said the lights will be shining directly down underneath the canopy. There will be no spillover light. Is there any reason for the choice of orange for the coloring of the online service, an earthy tone would look better. Mr. Backstrom stated the color choice came from the corporate office and is used across the country since the new service began last year.

Chairman McAllister asked if there were any more questions, comments or questions. There were none.

Moved by Mr. Hale, seconded by Mr. Strabel, to adjourn the public hearing to the regular meeting.

Ayes – 7

Taco Bell Amended Site Plan. 4721 Lake Road. 083.02-1-20.13.

Mr. Jon Daniels addressed the Board. He is representing Hospitality Restaurant Group for an exterior addition to the Taco Bell at 4721 Lake Road. The addition is a 200 sq. ft. walk-in cooler attached to the existing building. Additional minor changes will be made to landscaping, ADA parking, drive-thru concrete area, and rear patio. Some aesthetic changes include updating all directional signage, as well as building signage. A new brick dumpster enclosure will be installed to match the building.

There will be no changes to the amount of parking spaces. The addition will be located on the northwest corner of the property. The dumpster enclosure will have doors. The exterior of the addition will match the existing building.

Moved by Mr. Minor, seconded by Mr. Strabel, that the Taco Bell Amended Site Plan be accepted for review.

Ayes – 7

The Public Hearing will be July 10, 2017.

Wal-Mart SC#1993 Amended Site Plan. 6265 Brockport Spencerport Road. 084.01-1-14.112.

Chairman McAllister continued review of the application. Mr. Monno asked if the Town Engineer had submitted comments. The Clerk showed Mr. Oberst's comments, which were received via email, to the Chairman and Counsel for review. While there were no engineering concerns, the canopy should be approved under a Special Permit as an accessory use, similar to the Runnings application.

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The Board discussed the options of a Special Permit application versus attaching the canopy to the building. The fact that the canopy is pre-manufactured raises snow load questions. The size of the canopy is 11 ft., 4 inches with a 3 ft. fascia. Due to the size of the canopy, Mr. Minor is concerned that the corners of the canopy will be struck by trucks. Mr. Backstrom suggested installing bollards at both ends. The Board agreed it is a legitimate concern.

Mr. Strabel suggested researching attaching the canopy to the building as it relates to sprinkler requirements versus applying for a Special Permit for an accessory use.

Mr. Hale suggested that the snow load be looked into for the pre-manufactured canopies, especially considering this past March's weather. Mr. Strabel will address any snow load concerns during the permit review process. Mr. Dollard asked if there was a windbreak for the canopy. Mr. Backstrom stated no.

Chairman McAllister confirmed with Mr. Backstrom that all proposed signage should be submitted to the Building Department for approval. The only sign to be illuminated is the one on the front of the canopy, facing west, away from the residents.

Mr. Minor explained that when the original application for the store was submitted, muted colors for the exterior of the building were recommended and approved. The Board recommended that the color theme be continued with the online pickup service including the canopy, door, signs, etc. The orange color should be replaced on all counts.

Chairman McAllister asked for the site plan to show the dimension from the canopy overhang to the existing drive aisle. The canopy is 76.5 ft. by 20 ft. The blocks shown in front of the awning are yellow striping defining the walkway for the employees to go behind the cars. Bollards should be placed at the front and end of the walkway.

Chairman McAllister summarized the discussion. If the option of a Special Permit is not chosen, the canopy should be attached to the building, and sprinkler requirements adhered to. The color of the canopy should match the existing color scheme of the building. If the canopy is not attached, a Special Permit application must be submitted and a public hearing scheduled. The Planning Board can impose reasonable conditions upon approval.

Mr. Backstrom asked if the amended site plan could be approved without the canopy, just the parking lot changes. The Board stated yes, but felt one of the options posed is a better solution. Discussion took place as to the Special Permit process. It was determined that a Special Permit public hearing could be held on July 10.

The Board would like the site plan modified, whether it is for a Special Permit or the canopy is attached to the building, to show the bollards, dimension at the roof line to the drive aisle, a lighting spec sheet for the canopy, and change the orange color on the building, door, canopy and signs, etc. Also, suggested was to extend the canopy over the door to protect the employee and product during delivery.

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OTHER

Home Occupation Approval

Mary Ann Thorpe, Zoning Board of Appeals Chairperson, (ZBA), addressed the Board. She explained the Sweden Town Code provides that home occupations go before the ZBA for approval. The first application was recently heard and approved. At that hearing, the ZBA discussed that due to issues such as parking, lighting, and traffic, the Planning Board would be better suited to hear and approve home occupations. Chairperson Thorpe is requesting the Planning Board consider the proposed change. If in agreement, a letter would be sent to the Town Board to recommend moving home occupations to the Planning Board from the ZBA.

The Board discussed the proposed change to the code, and all were in agreement. Mrs. Thorpe thanked the Board and will proceed with a letter to the Town Board requesting the change.

The Alleghany Square Overall Site Plan/Phase 1. Isla Way/Persistence Path. 068.03-1-18.111 (part of).

Mr. Kris Schultz addressed the Board. He introduced the new architect for this project, John Schenne. Elevations of the community “common” building were distributed to the Board. Mr. Schenne will be submitting elevations of the specific unit types in the near future.

Chairman McAllister asked about the siding. Mr. Schenne stated the client is looking at different types of siding, all of good quality, possibly a masonry product, which is very energy efficient.

Mr. Schultz explained that the community building is being completed first because it will house the rental office. There will be meeting rooms, a kitchen and an exercise room. Most residents will walk to the building so not as many parking spaces will be needed. Parking spaces have been land banked on the site plan.

Mr. Schultz asked what the Board’s opinion was. Chairman McAllister stated so far so good. The Board needs to see more. The additional windows on the community building are a positive look, much brighter.

Mr. Dollard asked about the nail salon and spa on the second floor. Is it an independent contractor providing the services or staff? Not sure at this time. Mr. Dollard pointed out that the prep kitchen doesn’t have a door entering the multi-function room, just the reception area only. The applicant may want to change that. All agreed the rooms should be linked.

Ranson Subdivision and Site Plan. 316 Root Road. 114.02-1-7.321 and 114.02-1-7.006

Mr. Kris Schultz requested the Chairman’s signature be updated.

Moved by Mr. Hale, seconded by Mr. Monno,

WHEREAS, the Ranson Subdivision and Site Plan located at 316 Root Road was approved on February 27, 2017, and signed on March 6, 2017, and

WHEREAS, an updated signature has been requested,

NOW, THEREFORE, BE IT RESOLVED, that the approval be updated.

Ayes – 7

The meeting was adjourned on motion at 8:30 p.m.

Respectfully submitted,
Phyllis Brudz
Planning Board Clerk